085.0	0004	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,900 / 862,900
					USE VALUE:	862,900 / 862,900
					ASSESSED:	862,900 / 862,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTENS CHINA L	
Owner 2:	MARTENS SIEGFRIED	
Owner 3:		
Street 1:	207 LOWELL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	KELLEY RYAN C -
Owner 2:	KELLEY-FLANNERY UNA -
Street 1:	207 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,787 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1588 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3787.000	488,900	500	373,500	862,900
Total Card	0.087	488,900	500	373,500	862,900
Total Parcel	0.087	488,900	500	373,500	862,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.39 | /Parcel: 543.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53694

GIS Ref

GIS Ref

Insp Date 10/26/18

!6940!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	488,900	500	3,787.	373,500	862,900	862,900	Year End Roll	12/18/2019
2019	101	FV	389,600	0	3,787.	368,200	757,800	757,800	Year End Roll	1/3/2019
2018	101	FV	389,600	0	3,787.	282,800	672,400	672,400	Year End Roll	12/20/2017
2017	101	FV	389,600	0	3,787.	266,800	656,400	656,400	Year End Roll	1/3/2017
2016	101	FV	381,100	0	3,787.	245,500	626,600	626,600	Year End	1/4/2016
2015	101	FV	355,000	0	3,787.	229,500	584,500	584,500	Year End Roll	12/11/2014
2014	101	FV	272,400	0	3,787.	211,300	483,700	483,700	Year End Roll	12/16/2013
2013	101	FV	272,400	0	3,787.	211,300	483,700	483,700		12/13/2012

PRINT

Date	Time
12/10/20	21:38:11

LAST REV

Date	Time
07/18/19	10:46:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6940

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY RYAN C,	64108-20		8/20/2014		735,000	No	No		
GEOGHEGAN JOAN	37696-95		1/16/2003		412,000	No	No		
FREDERICK LESLI	25611-401		8/30/1995		154,900	No	No		Y

USER DEFINED

Prior Id # 1:	53694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2007	1094	Re-Roof	80,000			G9	GR FY09	re-frame roof-and
9/15/1997	520		8,400					REMODEL KIT/BATH
8/18/1995	488	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Meas/Inspect	372	PATRIOT
3/23/2003	MLS	MM	Mary M
3/18/2000	Inspected	197	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3787		Sq. Ft.	Site		0	70.	1.41	6									373,528						373,500	

Total AC/HA: 0.08694 | Total SF/SM: 3787 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 373,528 | Spl Credit | Total: 373,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.13838613
Adj $ / SQ:	192.103
Other Features:	120258
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512487
Depreciation:	23574
Depreciated Total:	488913

COMMENTS

EXTRA STANDUP SHOWER IN MASTER BATH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB 1

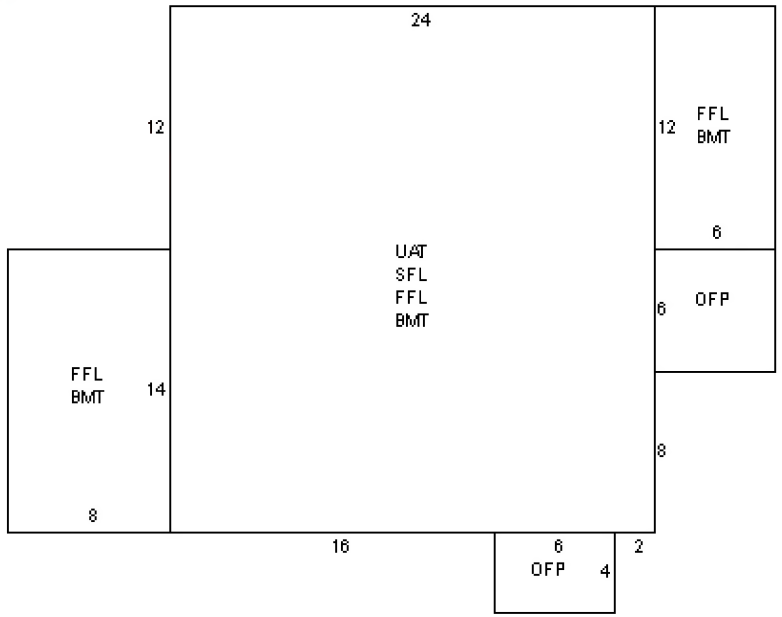
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	211.31
Special Features:	0	Val/Su Net:	199.06
Final Total:	488900	Val/Su SzAd	341.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	808	57.630	46,566
FFL	First Floor	808	192.100	155,219
SFL	Second Floor	624	192.100	119,872
UAT	Upper Attic	156	134.470	20,978
OFP	Open Porch	60	50.090	3,005

Net Sketched Area: 2,456 | Total: 345,640

Size Ad 1432 | Gross Are 2924 | FinArea 1588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500

PARCEL ID

085.0-0004-0022.0

IMAGE

AssessPro Patriot Properties, Inc